



Farmland Conservation Easement Commission Minutes

Jefferson County Courthouse

311 S Center Ave, Rm 203

Jefferson, WI 53549

Monday, July 13, 2015 @ 12:30 pm

Members: Margaret Burlingham (Chair), Walt Christensen (Vice Chair), Steve Nass (Secretary), Mariah Hadler, and Blane Poulson.

1. Call to Order:

The monthly meeting was called to order by Margaret Burlingham at 12:30 pm. Committee members Margaret Burlingham (Chair), Walt Christensen (Vice Chair), Steve Nass (Secretary), and Blane Poulson were present. Also in attendance were Blair Ward, Jefferson County Corporation Counsel; Mark Watkins, Director Land & Water Conservation Department (LWCD); Gerry Kokkonen, LWCD; Kim Liakopoulos, LWCD; Rob Klotz, Director Planning & Zoning Department; Michelle Staff, Planning & Zoning; Kristin Westad, Natural Resources Conservation Service (NRCS); and Greg Kidd, NRCS. Mariah Hadler was absent.

2. Roll Call (Establish a Quorum):

A quorum was established.

3. Certification of Compliance with the Open Meetings Law:

It was determined that the committee was in compliance with the Open Meetings Law.

4. Review of the July 13, 2015 Agenda:

The July agenda was reviewed by the committee members. The commission switched items # 8 and 9.

5. Review & Approval of the June Meeting Minutes:

Walt Christensen made a motion to approve the June 8, 2015 meeting minutes as written, Margaret Burlingham seconded. Motion carried 4/0.

6. Public Comment:

There were no comments at this time.

7. Communications:

There were no communications at this time.

8. Discussion on the Landownership Changes, specifically the sale of Dale Neupert Parcel #030-0813-1733-002 to Kurt Skalitzky:

Margaret Burlingham reminded the commission of the landownership changes. Blair Ward informed the commission that the County is not opposed to helping Dale Neupert fix this issue with some direction from NRCS. Greg Kidd from NRCS reiterated, as the easement specifically states, subdivision is not allowed and Jefferson County will be responsible for any expenses incurred if Dale Neupert violates his easement. Blair Ward reminded the commission that it's a land contract and not on record at this time. Greg Kidd reminded the commission that Jefferson County will have to enforce the easement. Blair Ward will send a letter telling Dale Neupert he's violating the easement, he needs to rescind the "sale" and possibly speak to his lawyer about a long term or permanent lease with Kyle Skalitzky.

9. Discussion and possible action on PACE applications:

a. Greg Wilke, Town of Waterloo

Margaret Burlingham reminded Greg Wilke his easement deadline is September 30, 2015. Mark Watkins spoke to Greg Wilke in regard to the LWCD conservation check that was recently completed on his farm. LWCD found a building that either needs to be removed or gutters need to be added and the barnyard run off system seemed clogged or is malfunctioning in some way. Greg Wilke told the commission that the building will be removed and the run off system has been fixed. Margaret Burlingham asked Greg Wilke about whether or not the new title has been recorded. Greg Wilke reported the title has been taken care of, something had been misfiled, and that the commission should see it on record within a week. Margaret Burlingham asked Greg Wilke if he was going to split off a parcel of land before finalizing his easement. After being at the meeting, Greg Wilke has decided to lease some of the land instead. LWCD will send letter to Greg Wilke in regard to a deadline for removal of the building.

b. Cliff Haberman, Town of Waterloo

Gerry Kokkonen is working with both NRCS and Cliff Haberman in regard to additional conservation practices. Kristen Westad asked how Cliff Haberman was coming on cleaning up the hazmat issues on the farm. Gerry Kokkonen reported that Cliff Haberman is working on the issues brought forth by the environmental study and a few have already been finished. Kristin Westad informed the commission that Cliff Haberman needs a barnyard run-off system installed at the Fischer Lane property by the time the easement closes. Margaret Burlingham discussed giving Cliff Haberman a deadline for compliance. Gerry Kokkonen will send a letter with a notice of compliance to be completed by October 1, 2015 with regard to fuel and oil storage.

c. Gary & Mary Ann Kunz Trust, Town of Sumner

Nothing new this time. Remove from the agenda going forward.

d. Duane Koch, Town of Farmington

Nothing new this time. Remove from the agenda going forward.

e. Timothy Hunn, Town of Aztalan

Nothing new this time. Remove from the agenda going forward.

10. 90 Day Notice for any Easement Change Requests:

Greg Kidd informed the commission that some of the easements include this type of language. Jefferson County should look for that language and be sure the landowners understand.

11. Jefferson County Land & Water Conservation Report on Baseline Documentation & Monitoring:

Gerry Kokkonen spoke about Rodell Lea's mobile hanger. Kristin Westad sees this hanger as a building, not a mobile hanger. Kristin Westad informed the commission that Rodell Lea is in violation of his easement and the hanger needs to be removed. Gerry Kokkonen will send Rodell Lea a letter in regard to this with a 30 day notice.

12. Potential Farmland Preservation Fee and Strengthening AEA's:

The commission discussed Rock County's PACE program and ways to fund Jefferson County's program. Rob Klotz recommended requesting money collected on sales of all foreclosed properties and any farmland owned by the county go to fund the Farmland Commission. Steve Nass recommended the highway department pay LWCD for the farmland taken for the new highway facility.

Steve Nass made a motion to put a budget item in the 2016 budget for at least one easement per year, Walt Christensen seconded. Motion carried 4/0.

13. Discussion on future events that the Farmland Conservation Easement Commission would like to participate in and Community Outreach:

Lake Mills Fall Festival

14. Future Meeting:

August 10, 2015 at 12:30 pm in Room 203.

15. Suggestions for the Next Agenda:

Agenda items # 8 - 12 and resolution drafts

16. Adjournment:

Steve Nass made a motion to adjourn at 2:25 pm, Blane Poulson seconded. Motion carried 4/0.